

408, 2300 Evanston Square NW
Calgary, Alberta

MLS # A2316648



\$307,900

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	814 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: N/A

Welcome to this bright and beautiful top-floor unit in Evanston Square, a peaceful and highly desirable complex in the heart of Evanston. Tucked away in a quiet location, this home offers sweeping city views and overlooks a serene courtyard, providing exceptional comfort and tranquility. Inside, the open-concept layout is perfect for modern living. The functional kitchen features granite countertops, stainless steel appliances, and generous cabinet & counter space, flowing seamlessly into the dining and living areas. Large west facing windows flood the space with natural light, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. The thoughtfully designed bedroom layout provides excellent separation and privacy. The primary bedroom boasts a spacious walk-in closet and a private ensuite bathroom, while the second bedroom is perfect for kids, guests, a roommate, or a home office. Additional conveniences include in-suite laundry, titled heated underground parking, and a large storage locker in a secure storage room. Located in the highly desirable Evanston community, this property is just steps from schools, playgrounds, parks, shopping, and everyday amenities, with quick access to Stoney Trail for effortless commuting. This is a fantastic opportunity for anyone seeking a well-located top-floor unit with impressive views, thoughtful design, and valuable extras.